

# 16 Montrose Place Bicton Heath Shrewsbury SY3 5EN



**1 Bedroom Studio**  
**Offers In The Region Of £65,000**

## The features

- STUDIO APARTMENT
- KITCHEN WITH SPACE FOR APPLIANCES
- OWN PERSONAL GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING D
- OPEN PLAN LIVING ROOM/BEDROOM
- SHOWER ROOM
- ALLOCATED PARKING
- CLOSE TO AMENITIES AND ROYAL SHREWSBURY HOSPITAL



### \*\*\* GROUND FLOOR STUDIO APARTMENT WITH GARDEN \*\*\*

An opportunity to purchase this ground floor studio apartment which has the benefit of its own personal garden - ideal for investor.

Occupying an enviable position on the edge of this popular development on the Western edge of the Town with good local amenities on hand, a short stroll from the Royal Shrewsbury Hospital and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises open plan Living/Bedroom, Kitchen and Shower Room.

The property has the benefit of its own personal garden and allocated parking. Offered for sale with no upward chain.

### Property details

#### LOCATION

Occupying an enviable position on the edge of this popular development on the Western edge of the Town with good local amenities on hand, a short stroll from the Royal Shrewsbury Hospital and for commuters ease of access to the A5/M54 motorway network.

#### OPEN PLAN LIVING/BEDROOM

Sealed unit entrance door opens to open plan Living/Bedroom with windows to the side, media point.

#### KITCHEN

Fitted with range of white fronted units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units.

#### SHOWER ROOM

with tiled shower cubicle, wash hand basin and WC. Window to the side.

#### OUTSIDE

The property has the benefit of its own personal garden which is laid to lawn and fenced.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Leasehold and subject to a 99 year lease, with 56 years remaining. The annual ground rent is £100 and the annual service charge is nil. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that all main services are connected.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

##### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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1 Bedroom Studio

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## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

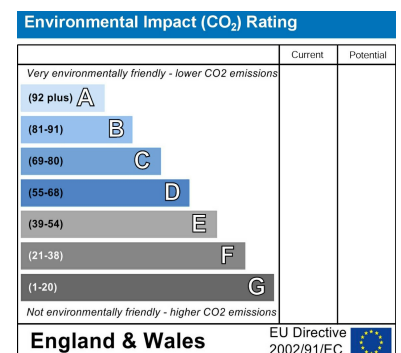
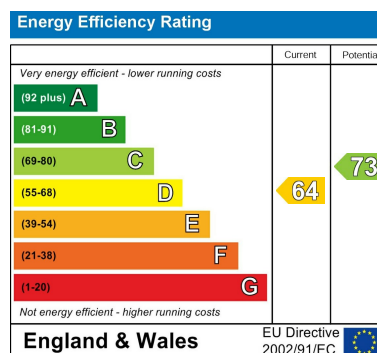
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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